

# MERRICK ENTRANCE



**SITE OWNER**

Century Laguna, LLC  
782 NW 42<sup>nd</sup> Avenue, Suite 550  
Miami, FL 33126

**AUTHORIZED AGENT**

LeJeune Merrick, LLC  
Oscar Roger, Manager  
782 NW 42<sup>nd</sup> Avenue, Suite 550  
Miami, FL 33126

**SITE ADDRESS**

390 Bird Road  
Coral Gables, FL 33146

**ARCHITECT**

Hamed Rodriguez Architects, Inc.  
3250 Mary Street, Suite 305  
Coconut Grove, FL 33133

**SURVEYOR**

Delta Mapping and Surveying, Inc.  
13301 SW 132<sup>nd</sup> Avenue, Suite 117  
Miami FL 33186

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 City of Coral Gables Florida	Level <b>2</b>	<b>Development Review Committee Application</b>
	Review	427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 planning@coralgables.com 305.460.5211

**Preamble**

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

**Application review request**

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level Two (2) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- ☒ By-right new construction, additions, and alterations to buildings and/or structures (Board of Architects review only).
- ☐ Change in use or occupancy.
- ☐ Other: \_\_\_\_\_

**Property information**

Street address of the subject property: 390 Bird Road & 4012 Laguna Street

Property/project name: Merrick Entrance

Current land use classification(s): Commercial Low Rise Intensity & Industrial

Current zoning classification(s): Commercial & Industrial District / North Industrial Mixed-Use District

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

Last use/current use of the property/building(s): Vacant Land


Proposed use(s) of the property/building(s): Mixed use Office/Retail Building

Size of property (square feet/acres): 27,608 SF

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 85,230 SF

Total number of residential units per acre and total number of units: N/A

Estimated cost of the existing/proposed building/project: \_\_\_\_\_

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Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

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Project Legal Description: Lot(s): See Legal Description Attached Hereto

Block(s): \_\_\_\_\_

Section(s): \_\_\_\_\_

Listing of all folio numbers for subject property:

03-4120-017-0010; 03-4120-017-0070

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**General information**

Applicant(s)/Agent(s) Name(s): Jorge L. Navarro, Esq.


Telephone Contact No: 305-579-0821 Fax No.: \_\_\_\_\_ Email: navarrojo @ gtlaw.com

Mailing Address: Greenberg Traurig 333 SE 2nd Avenue Miami, Florida 33131  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Century Laguna, LLC c/o Oscar Roger

Telephone Contact No: 305-448-4091 Fax No.: \_\_\_\_\_ Email: oroger @ rogerdevelopment.com

Mailing Address: 782 NW 42 Avenue, suite 550 Miami, Florida 33126  
(City) (State) (ZIP Code)

 City of Coral Gables, Florida	Level	<b>Development Review Committee Application</b>
	<b>2</b> Review	
Address: 427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 Email: <a href="mailto:planning@coralgables.com">planning@coralgables.com</a> Phone: 305.460.5211		

Property Owner(s) Name(s): \_\_\_\_\_

Telephone Contact No: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_@\_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

Project Architect(s) Name(s): Hamed Rodriguez Architects, Inc.

Telephone Contact No: 305-529-9967 Fax No.: \_\_\_\_\_ Email: hamed@hr-architects-inc.com

Mailing Address: 3250 Mary Street, Suite 305 Coconut Grove, Florida 33133  
(City) (State) (ZIP Code)

Provide the date(s) and types of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

\_\_\_\_\_


\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

 City of Coral Gables Florida	Level	<b>Development Review Committee Application</b>	
	<b>2</b>		
Review	427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134		305.460.5211
	planning@coralgables.com		

**Application requirements and supporting information**

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agent shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary. City staff to check/confirm if all below information is provided at time of application submittal.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- ☐ Table of Contents with page numbers identifying all below documents.
- ☐ DRC Application.
- ☐ Statement of use and/or cover letter.
- ☐ Photographs of property, adjacent uses and/or streetscape.
- ☐ Property survey and legal description.
- ☐ Aerial.
- ☐ Site plan and supporting information.
- ☐ Vegetation assessment and/or survey (if property contains vegetation).
- ☐ Landscape plan.
- ☐ Architectural/building elevations.
- ☐ Building floor plans.
- ☐ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Historical Significance letter.
- ☐ Name and contact information for property owner, applicant, architect, attorney, etc.
- ☐ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- ☐ Warranty Deed.
- ☐ Application fee of \$100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
- ☐ Other: \_\_\_\_\_

Posting of the property. The City shall provide a City approved sign to the applicant to post the subject property advising of the DRC meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed by the applicant ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.

	Level	<b>Development Review Committee Application</b> 427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 planning@coralgables.com 305.460.5211
	<b>2</b> Review	

**Application submittal requirements**




1. Hard copies. Sixteen (16) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Digital media copies.
  - a. Two (2) compact discs (CD ROMs) of the entire application including all items identified in the Pre-application Conference. The digital media copy shall be in the order of documents identified in the above section Application submittal order of documents. Each document shall be separated into PDF files with each PDF file name identified. Each PDF file size shall not exceed 10 MB. All discs shall be labeled "DRC Application" with the applicant(s) name, project name and date of submittal.
  - b. Optional digital media. Dependent upon the size of the project, one (1) compact disc (CD ROMs) of all drawings, plans, etc. in AutoCAD format may be required.

**Applicant/agent/property owner/architect affirmation and consent**

(I) (We) affirm and certify to all of the following:

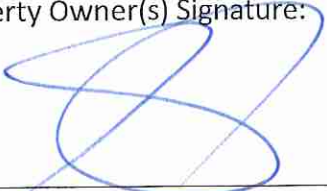


1. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted with a City approved public notice sign. The public notice posting is in accordance with the Zoning Code. The sign shall be installed by the applicant ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.

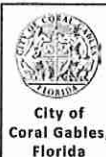
 City of Coral Gables Florida	Level	<b>Development Review Committee Application</b> 427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 planning@coralgables.com 305.460.5211
	<b>2</b> Review	

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Jorge L. Navarro; Esq.
Address: Greenberg Traurig 333 SE 2nd Avenue, Miami, Florida 33131	
Telephone: 305-579-0821	Fax:
Email: navarrojo@gtlaw.com	
<b>NOTARIZATION</b>  STATE OF FLORIDA/COUNTY OF <u>Miami-Dade</u> The foregoing instrument was acknowledged before me this <u>3</u> day of <u>March</u> , 20 <u>16</u> , by <u>Jorge Navarro</u> (Signature of Notary Public - State of Florida)	
<div style="display: flex; align-items: center;">   </div>	
(Print, Type or Stamp Commissioned Name of Notary Public) <input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	



 City of Coral Gables, Florida	Level <b>2</b>	<b>Development Review Committee Application</b>
	Review	Address: 427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 Email: <a href="mailto:planning@coralgables.com">planning@coralgables.com</a> Phone: 305.460.5211

Property Owner(s) Signature: 	Property Owner(s) Print Name: Century Laguna, LLC
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address: 782 NW 42nd Avenue, Suite 650 Miami, FL 33126	
Telephone:	Fax:
Email:	
<b>NOTARIZATION</b>	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this <u>25<sup>th</sup></u> day of <u>February</u> by <u>Sergio Pino</u>	
(Signature of Notary Public - State of Florida)	
	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	



Level  
**2**  
Review

## Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Architect(s) Signature:

Architect(s) Print Name:

Hamed Rodriguez

Address: 3250 Mary Street, Suite 305, Coconut Grove, FL 33133

Telephone: (305) 529-9967

Fax:

Email: [hamed@hr-architects-inc.com](mailto:hamed@hr-architects-inc.com)



### NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of February by Hamed Rodriguez  
(Signature of Notary Public - State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced \_\_\_\_\_

March 3, 2016

Mr. Ramon Trias  
Chairman, Development Review Committee  
City of Coral Gables  
427 Biltmore Way, Suite 201  
Coral Gables, FL 33134

**RE: Statement of Use / Mixed-Use Development Located at 390 Bird Road & 4012  
Laguna Street, Coral Gables, Florida / DRC Application**

Dear Mr. Trias,

This shall constitute the Statement of Use on behalf of Century Laguna, LLC c/o Roger Development (the "Applicant") in connection with a Development Review Committee Application (the "Application") for the above referenced properties (the "Property"). The Property is uniquely situated at the intersection of two major arterial roadways of high pedestrian importance and is located at the entrance of the Village of Merrick Park. The property currently consists of two (2) vacant unimproved tracts of land intersected by an existing an ally.

The Applicant seeks to develop a mixed-use building containing ground floor retail uses with upper level office space in accordance with the Property's existing zoning designations. The proposed Project enhances existing development in the area and serves as a cornerstone to the Merrick Park community. Additionally, the proposed office uses complement the existing shopping, dining, and residential uses in the area. The ground floor retail uses activate the pedestrian realm further enhancing walkability and connectivity throughout the Merrick Park area. The proposed mixed-use project at the Property will contribute to the overall redevelopment of the Merrick Park community by serving its residents and employees while attracting visitors to enjoy the City of Coral Gables.

We look forward to your favorable consideration of our request. Should you have any questions regarding this matter, please contact me at (305) 579-0821.

Sincerely,

GREENBERG TRAURIG

  
Jorge L. Navarro



## Aerials





## Aerials





North side of Property – View from Bird Road



North side of Property – View from Bird Road & Lejeune Intersection





West side of Property – View from Lejeune Road

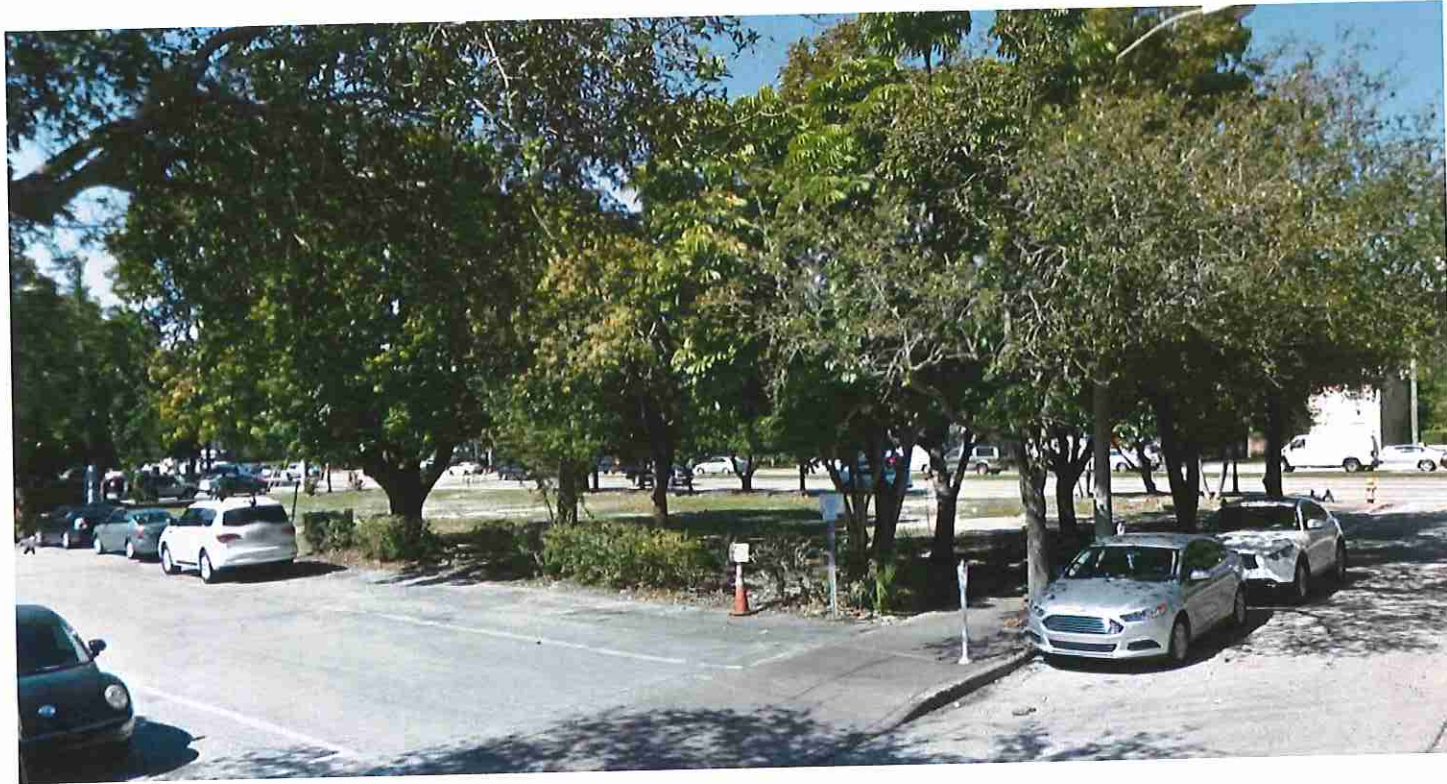


East side of Property – View from Laguna Street





South side of Property – View from Laguna Street



View from Property – Facing West





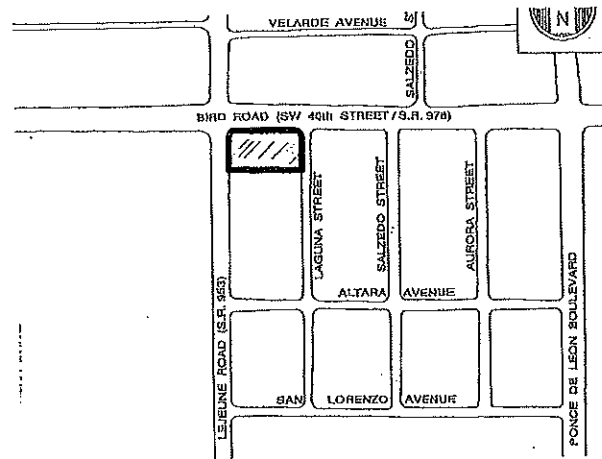
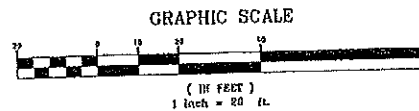
View from Property – Facing East



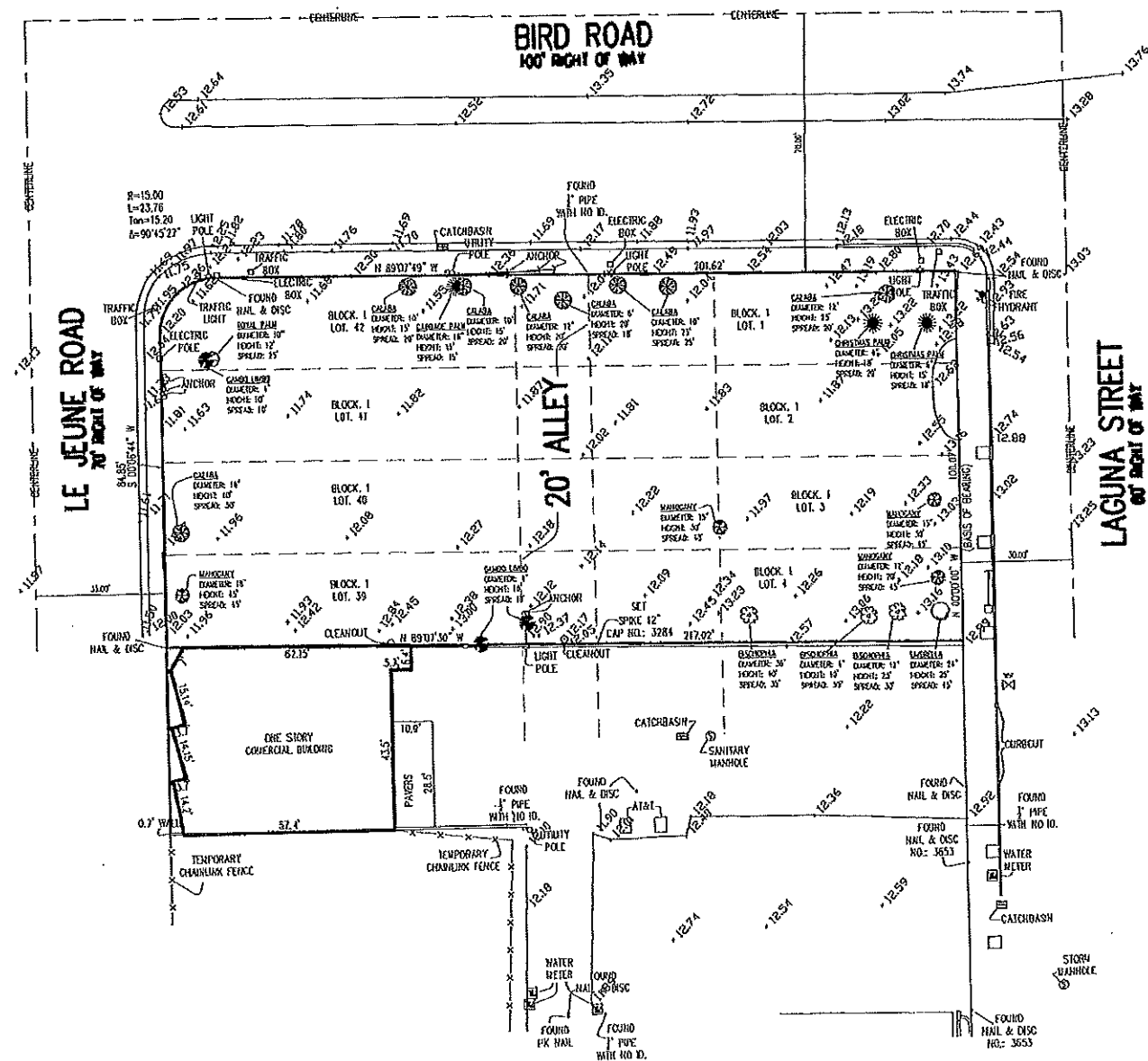
View from Property – Facing South



# BOUNDARY SURVEY



LOCATION SKETCH  
NOT TO SCALE



LEGAL DESCRIPTION: Lots 1 thru 4, inclusive and Lots 39 thru 42, Block 1, REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to map of Plat thereof, as recorded in Plat Book 28, Page 22, Public Records of Miami-Dade County, Florida.

LESS that portion of said Lot 42 conveyed to the County of Miami-Dade by deed dated October 18, 1981, and recorded in the Public Records of Miami-Dade County, Florida, described as the external area formed by a 15-foot radius arc concave to the Southeast, tangent to the North line of said Lot 42 and tangent to the West line of said Lot 42.

FOLIO NO. 03-4120-017-0010

SURVEY FOR: 390 BIRD ROAD  
MIAMI, FLORIDA 33146

I HEREBY CERTIFY: That the BOUNDARY SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.

WALDO F. PAEZ DATE SIGNED: \_\_\_\_\_  
PROFESSIONAL SURVEYOR AND MAPPER  
NO. 3284  
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION  
L.B. NO. 7950  
STATE OF FLORIDA

786-429-1024  
FAX: 786-592-1152

- 1) FLOOD ZONE: X BASE: N/A PANEL NO. 120860457L  
COMMUNITY NO. 120639 DATE OF MAP: 9-11-09
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- 3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY
- 4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED
- 5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
- 6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 7) TYPE OF SURVEY: BOUNDARY SURVEY
- 8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT
- 9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 10) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
- 11) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
- 13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "COMMERCIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT
- 14) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
- 16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 17) ADDITIONS OR OMISSIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

0.0 DENOTES EXISTING ELEVATION  
ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929

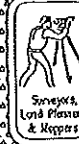
BENCHMARK: P-714 ELEVATION: +12.27'  
LOCATOR INDEX: 4152 E

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR THE WEST RIGHT OF WAY OF LAGUNA STREET

FIELD SURVEY DATE: 7-29-15 SCALE: 1" = 20' DRAWN BY: M.E.P.  
DRAWING DATE: 7-30-15 FB: SKETCH DRAWING NO.: 15-039B

SEAL

Delta Mapping and Surveying, Inc.  
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186  
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM



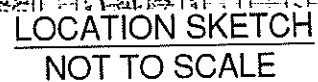
BOUNDARY SURVEY

REVISIONS  
DATE: 07-31-2015  
SCALE: 1" = 20'  
DRAWN BY: M.E.P.  
DRAWING NO.: 15-039B  
SHEET NO.: 1 OF 1

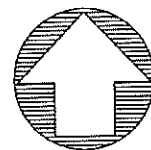


**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.



DRAWING DATE: 11-4-15 FB: SKETCH DRAWING NO: 15-0578

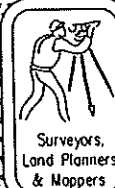


CATCHBASIN  
 (NOT A PART OF SURVEY)  
 SANITARY MANHOLE  
 LOT 6  
 ASPHALT PARKING  
 FOUND NAIL & DISC NO.: 3653  
 FOUND 1/2" PIPE WITH NO ID.  
 FOUND CUTNAIL.  
 UTILITY POLE  
 ASPHALT ALLEY  
 WATER METER (TYP)  
 FOUND 1/2" PIPE WITH NO ID.  
 FOCUS HEDGE  
 LOT 7  
 OAK TREE 24" Dia. 25'± Hgt. 25'± Canopy  
 FOUND NAIL & DISC NO.: 3653  
 OAK TREE 12" Dia. 20'± Hgt. 20'± Canopy  
 LOT 8  
 VACANT LOT NO IMPROVEMENTS  
 LOT 9  
 PARKING  
 FOUND NAIL & DISC NO.: 3653  
 FOUND 1/2" PIPE WITH NO ID.  
 FOUND NAIL & DISC NO.: ?? BLOCK CORNER  
 60' RIGHT OF WAY  
 LAGUNA STREET  
 CENTERLINE  
 STORM MANHOLE  
 FULL PAVEMENT  
 CATCH BASIN  
 PLANTER  
 CURB  
 MEASURED = 0

80' RIGHT OF WAY  
LAGUNA STREET

SEAL

**Delta Mapping and Surveying, Inc**  
EST. 2017  
17301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186  
PHONE: (786) 429-1074 E-MAIL: DELTAMAPPING@GMAIL.COM



# BOUNDARY SURVEY

[illegible]

DATE:	11-04-2015
SCALE:	1" = 20'
DRAWN BY:	M.E.P.
DRAWING NO:	15-0578

### **Legal Description**

Lots 1 thru 4, inclusive and Lots 39 thru 42, Block 1, CORAL GABLES INDUSTRIAL SECTION, according to the map or plat thereof, as recorded in Plat Book 28, Page 22, Public Records of Miami-Dade County, Florida,

Less that portion of said Lot 42 conveyed to the County of Dade by deed dated October 18, 1961, and recorded in the Public Records of Miami-Dade County, Florida, described as the external area formed by a 15-foot radius arc concave to the Southeast, tangent to the North line of said Lot 42 and tangent to the West line of said Lot 42; AND

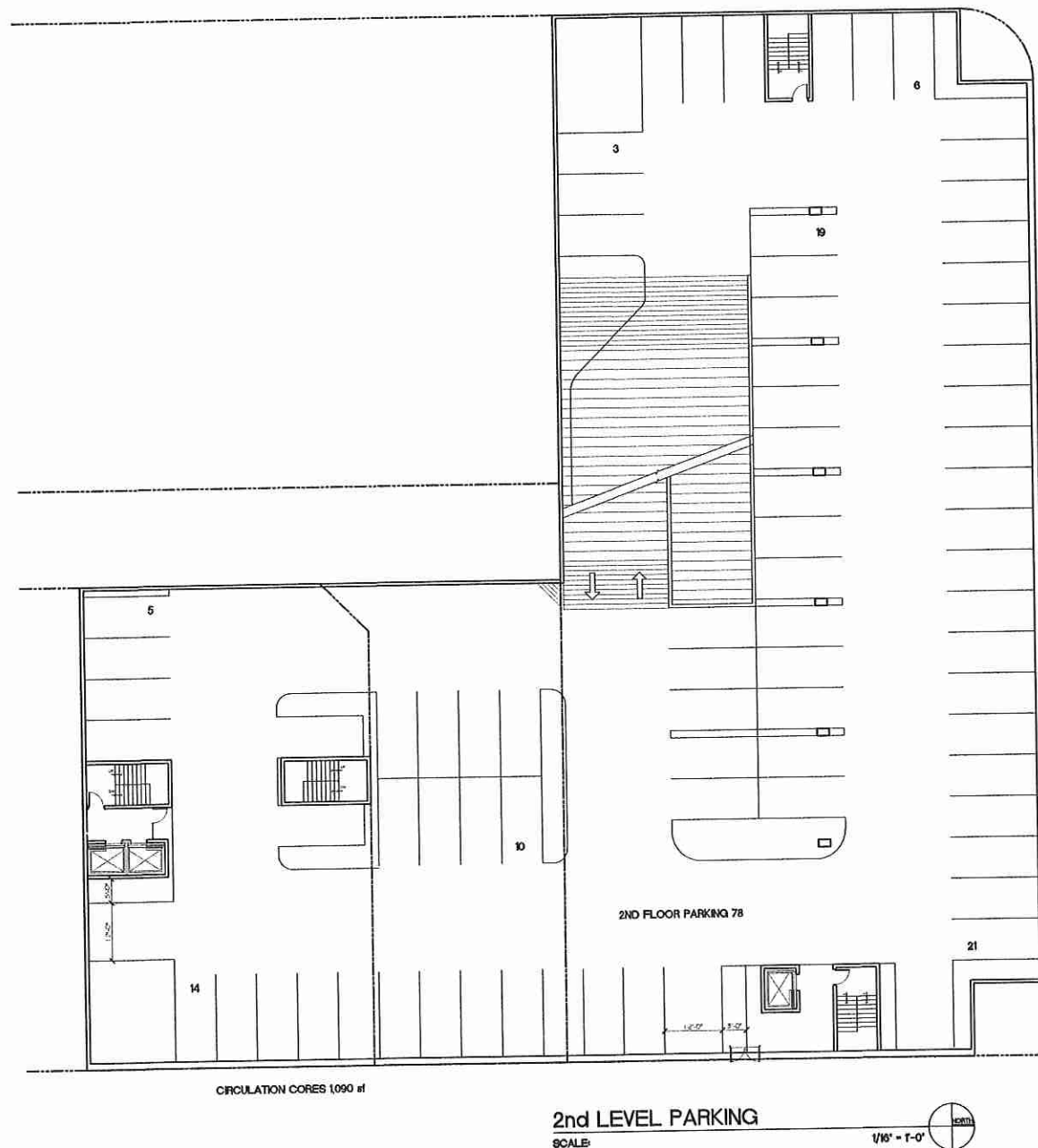
Lots 7 and 8, Block 1 of REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof recorded in Plat Book 28, Page 22 of the Public Records of Miami-Dade County, Florida; and

A portion of Lot 6, Block 1 of REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION according to the Map or Plat thereof recorded in Plat Book 28, Page 22 of the Public Records of Miami-Dade County, Florida, to wit:

Begin at the Southeast corner of Lot 6, thence run North along the East line of said Lot 6, a distance of 10 feet; thence run West a distance of 90.06 feet; thence run in a Southwesterly direction a distance of 14.14 feet to the Southwest corner of said Lot 6; thence East along the South Line of Lot 6, a distance of 100.8 feet to the Point of Beginning.

Parcel Identification Numbers: 03-4120-017-0010 & 03-4120-017-0070

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF THE FULLERTON GROUP. ARCHITECTS AND PLANNERS AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFIC WRITTEN CONSENT OF THE ARCHITECT. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. DRAWINGS NOT TO BE SCALED.



#### SITE/ BUILDING DATA

LOT AREA: LARGE (NORTH LOT) 21,651 sf  
(SOUTH LOT) 5,957 sf

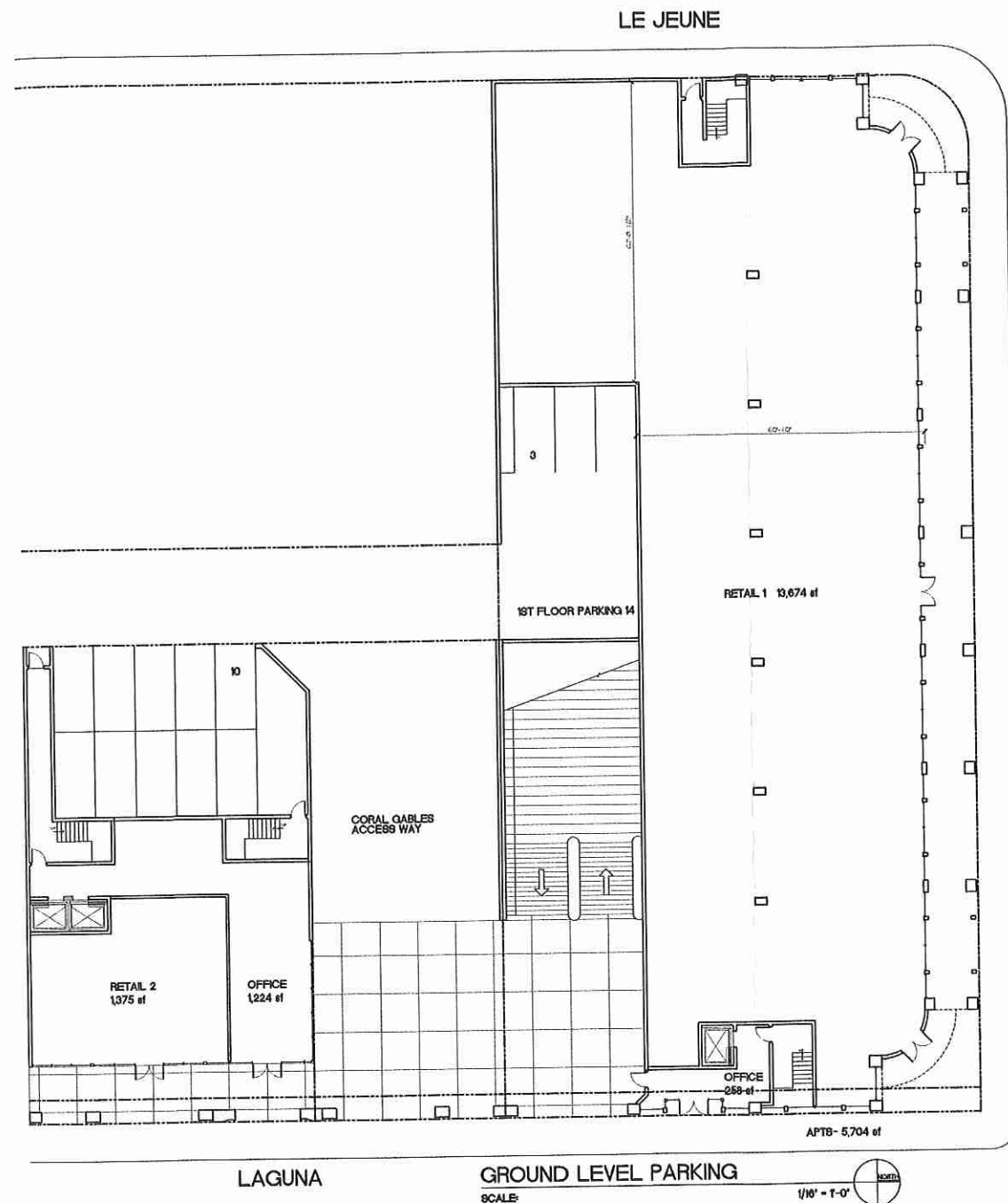
COMBINED LOT AREA 27,608 sf

TOTAL F.A.R. OR (3.5) YIELDS: 96,628 MAX

#### PROPOSED BUILDING F.A.R.:

1st FLOOR:	LOBBY 1,482	RETAIL 15,049	15,049 sf
2nd FLOOR:	ELEV LOBBY 237		237 sf
3rd FLOOR:	ELEV LOBBY 237		237 sf
4th FLOOR:	OFFICE 30,643		30,643 sf
5th - 8th FLOOR:	OFFICE (PER FLOOR) 9,766		39,064 sf

85,230 sf



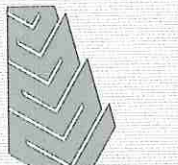
#### PARKING DATA

TOTAL PROVIDED PARKING: 172 SPACES

RETAIL REQUIRES 1 PER 250 sf: (15,049 sf) REQUIRES 60 SPACES  
OFFICE REQUIRES 1 PER 300 sf: (69,707 sf) REQUIRES 232 SPACES

TOTAL PARKING SPACES REQUIRED 292 SPACES

CURRENT PARKING UNDER BY 120 SPACES



Hamed Rodriguez  
ARCHITECTS

3200 May Street # 305  
Coral Gables, FL 33133  
305.539.6967  
hamed@hamedrodriguez-arch.com

IN COLLABORATION WITH:



THE  
FULLERTON  
GROUP

ARCHITECTURE  
DEVELOPMENT CONSULTING  
INTERIOR DESIGN  
LAND PLANNING

ONE MERRICK PLAZA

390 BIRD ROAD  
CORAL GABLES, FLORIDA 33146

#### OWNER:

Roger Development Group  
782 NW 42nd Ave, Suite 550  
Miami, FL 33126  
305-448-4091

PROJECT NUMBER:

DATE OF ISSUE:

AUGUST 28, 2015

FOR:

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAWING HISTORY

REGISTRATION: AA 28032034

☒ HAMED RODRIGUEZ ☐ A-1 93261

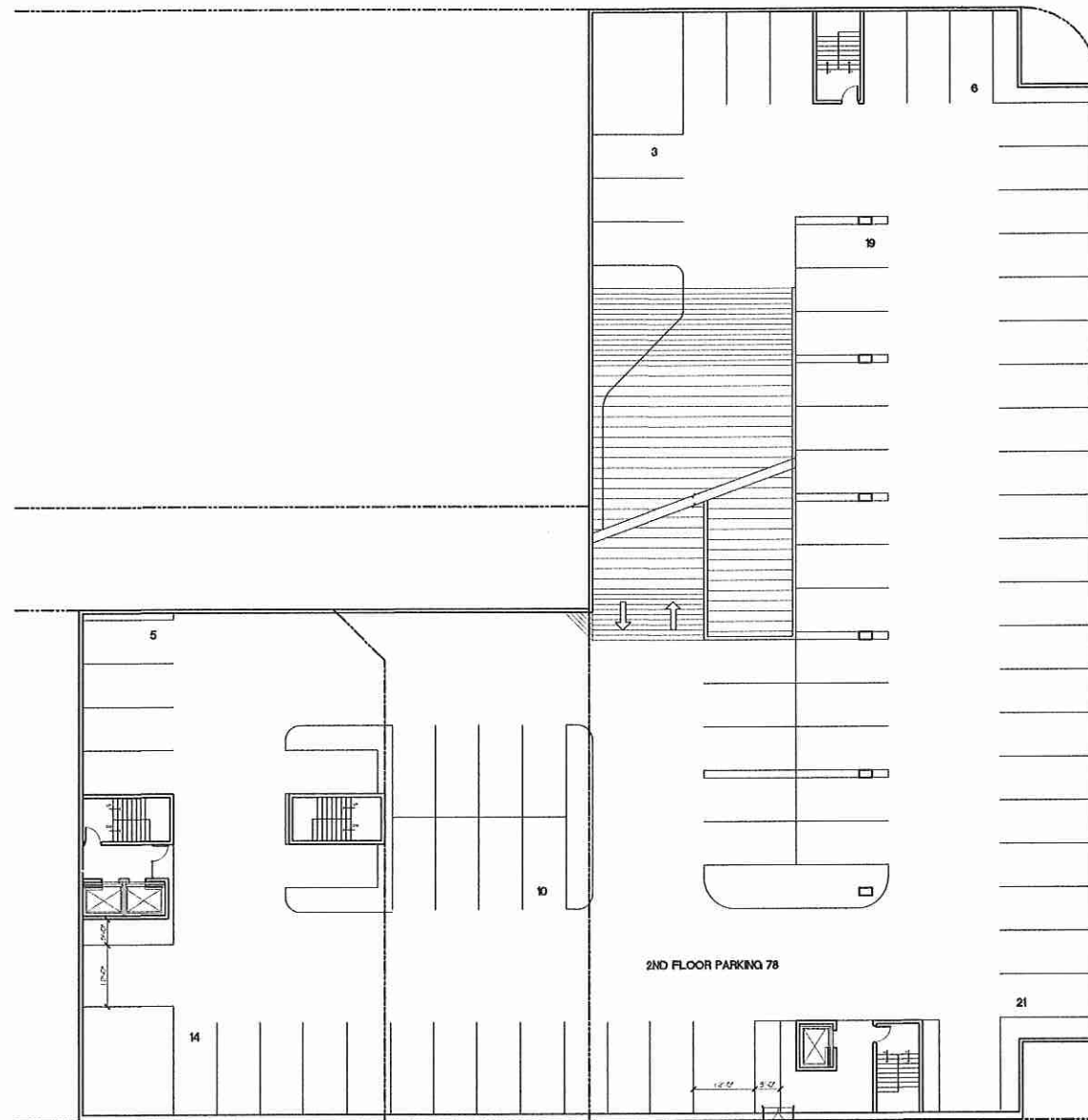
3/4/16

A2.0

SHEET NUMBER:



THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF THE FULLERTON GROUP. ARCHITECTS AND PLANNERS AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFIC WRITTEN CONSENT OF THE ARCHITECT. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. DRAWINGS NOT TO BE SCALED.



CIRCULATION CORES 1,090 sf

### 2nd LEVEL PARKING

SCALE:

1/16" = 1'-0"

### SITE/ BUILDING DATA

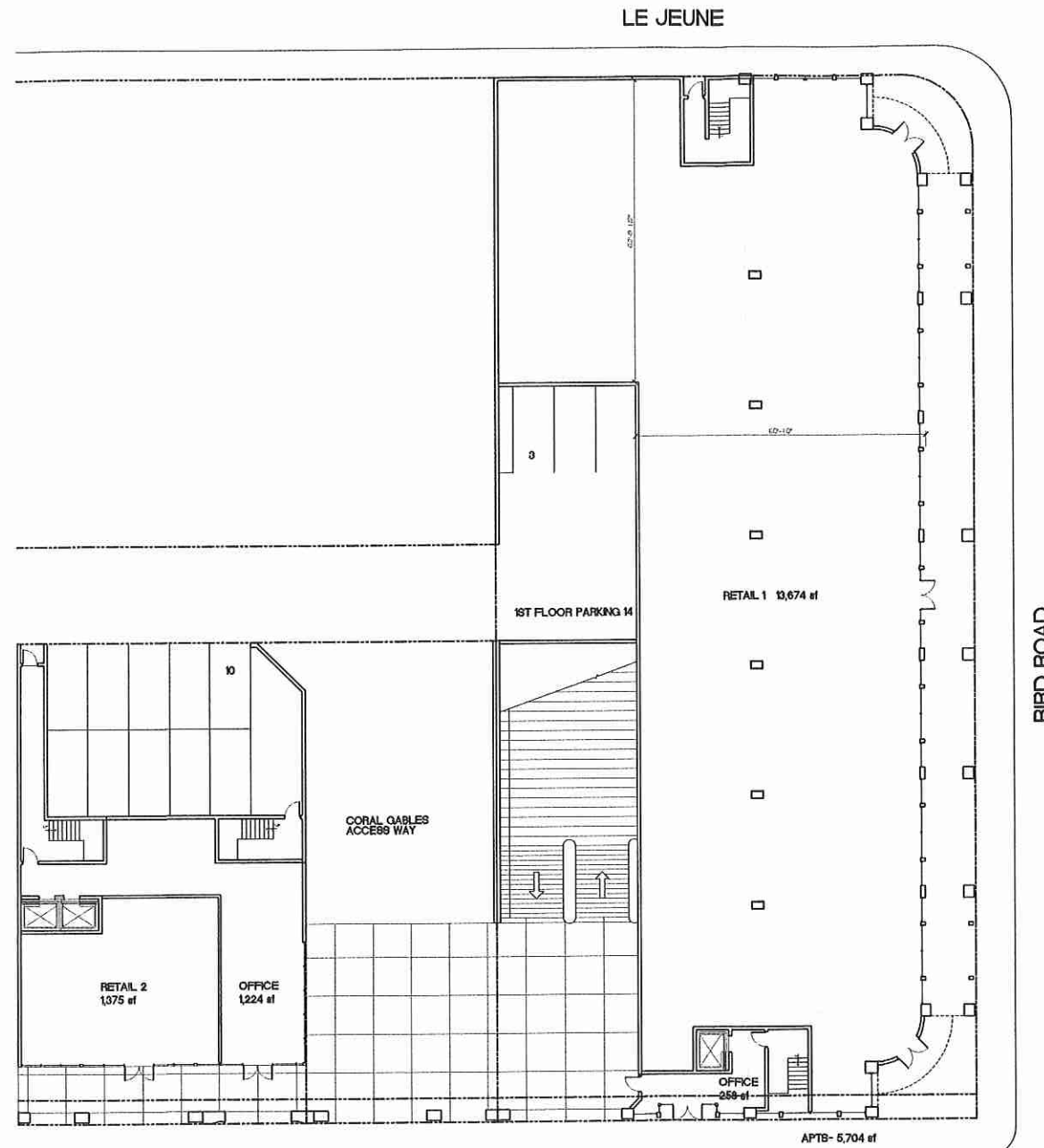
LOT AREA: LARGE (NORTH LOT) 21,651 sf  
(SOUTH LOT) 5,957 sf

COMBINED LOT AREA 27,608 sf TOTAL F.A.R. OR (3.5) YIELDS: 96,628 MAX

### PROPOSED BUILDING F.A.R.:

1st FLOOR:	LOBBY 1,482	RETAIL 15,049	15,049 sf
2nd FLOOR:	ELEV LOBBY 237		237 sf
3rd FLOOR:	ELEV LOBBY 237		237 sf
4th FLOOR:	OFFICE 30,643		30,643 sf
5th - 8th FLOOR:	OFFICE (PER FLOOR) 9,766		39,064 sf

85,230 sf



LAGUNA

### GROUND LEVEL PARKING

SCALE:

1/16" = 1'-0"

### PARKING DATA

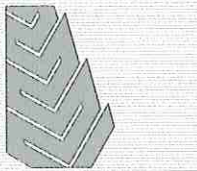
TOTAL PROVIDED PARKING: 172 SPACES

RETAIL REQUIRES 1 PER 250 sf: (15,049 sf) REQUIRES 60 SPACES

OFFICE REQUIRES 1 PER 300 sf: (69,707 sf) REQUIRES 232 SPACES

TOTAL PARKING SPACES REQUIRED 292 SPACES

CURRENT PARKING UNDER BY 120 SPACES



Hamed Rodriguez  
architects  
3300 May Street # 305  
Coral Gables, FL 33133  
305.294.9897  
hamed@hamedrodriguez.com

IN COLLABORATION WITH:



ONE MERRICK PLAZA

390 BIRD ROAD  
CORAL GABLES, FLORIDA 33146

### OWNER:

Roger Development Group  
782 NW 42nd Ave, Suite 550  
Miami, FL 33126  
305-448-4091

PROJECT NUMBER:

DATE OF ISSUE:

AUGUST 28, 2015

FOR:

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

DRAWING HISTORY

REGISTRATION: AA 26002034

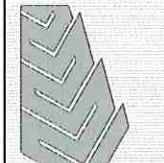
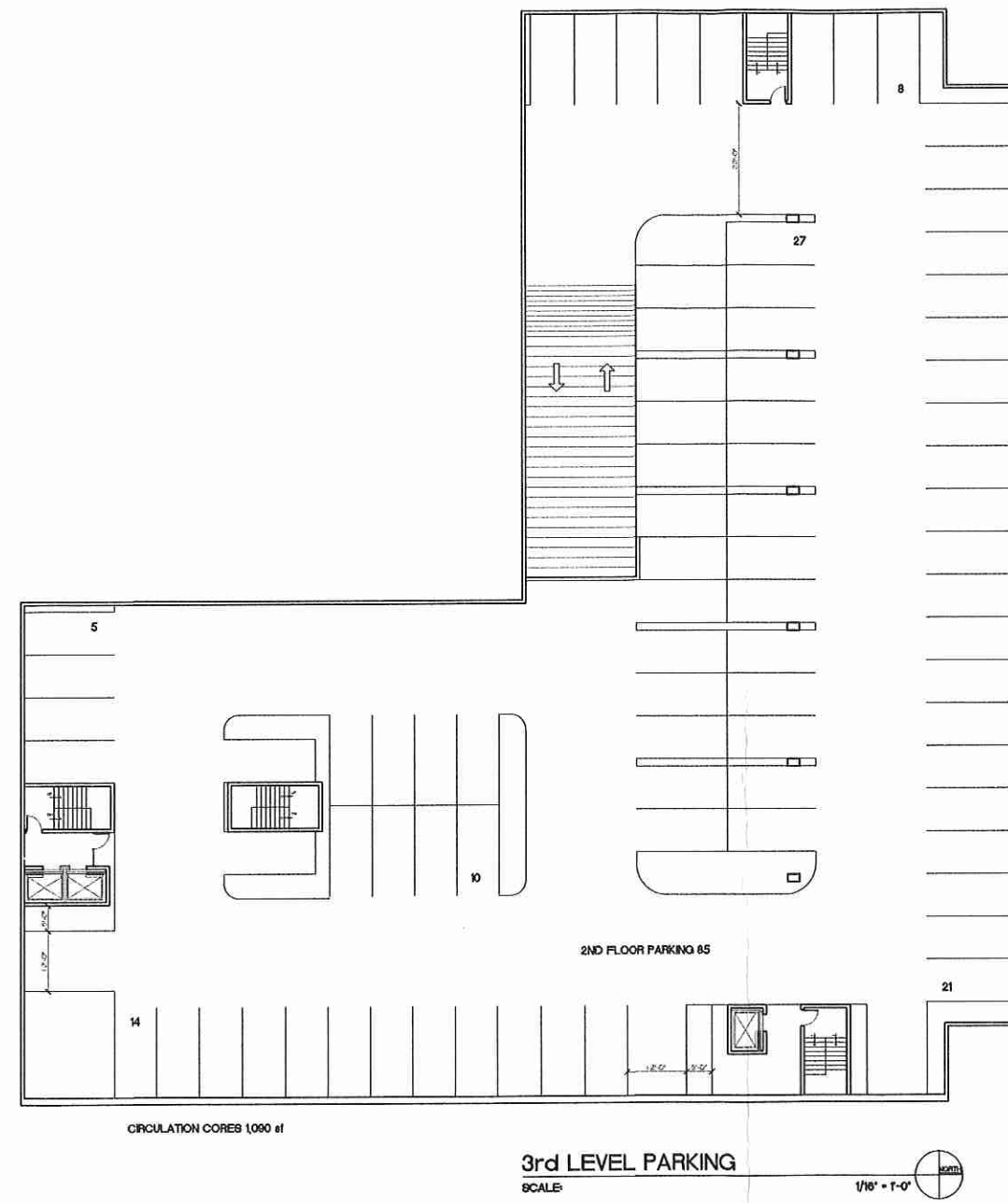
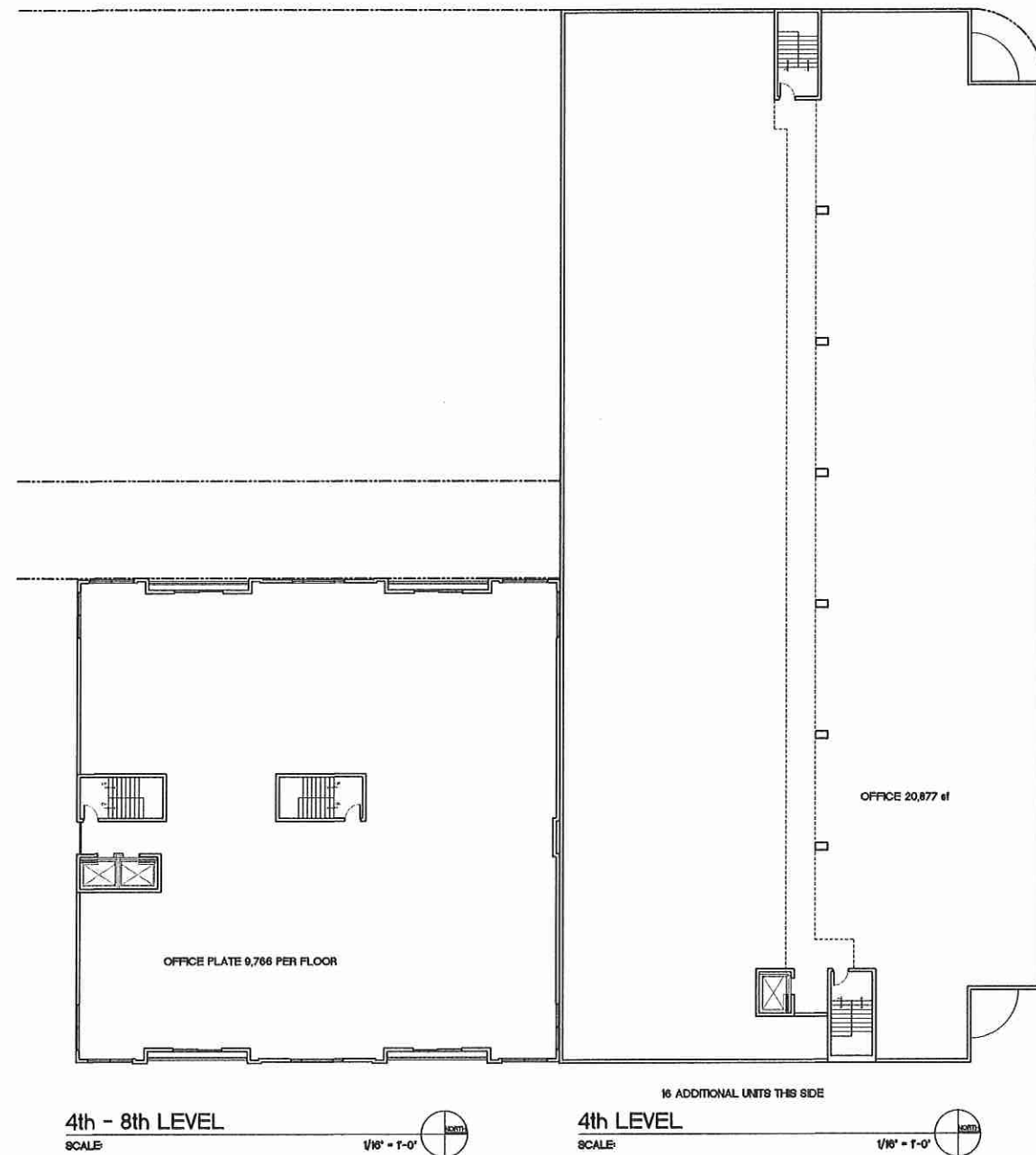
☐ HAMED RODRIGUEZ  
AR 93261

3/4/16

A2.0

SHEET NUMBER:

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF THE FULLERTON GROUP ARCHITECTS AND PLANNERS AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFIC WRITTEN CONSENT OF THE ARCHITECT. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. DRAWINGS NOT TO BE SCALED.



Hamed Rodriguez  
Architects

3200 Mary Street # 305  
Coconut Grove, FL 33133  
305.534.6687  
hamed@hamedrodriguez-architects.com

IN COLLABORATION WITH:



THE  
FULLERTON  
GROUP

ARCHITECTURE  
ENVIRONMENTAL CONSULTING  
INTERIOR DESIGN  
LAND PLANNING

ONE MERRICK PLAZA

390 BIRD ROAD  
CORAL GABLES, FLORIDA 33146

OWNER:

Roger Development Group  
782 NW 42nd Ave. Suite 650  
Miami, FL 33126  
305-448-4091

PROJECT NUMBER:

DATE OF ISSUE:

AUGUST 28, 2015

FOR:

NO.	DESCRIPTION	DATE
1		
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DRAWING HISTORY

REGISTRATION: AA 26002034

☐ HAMED RODRIGUEZ ☐ AR 93261

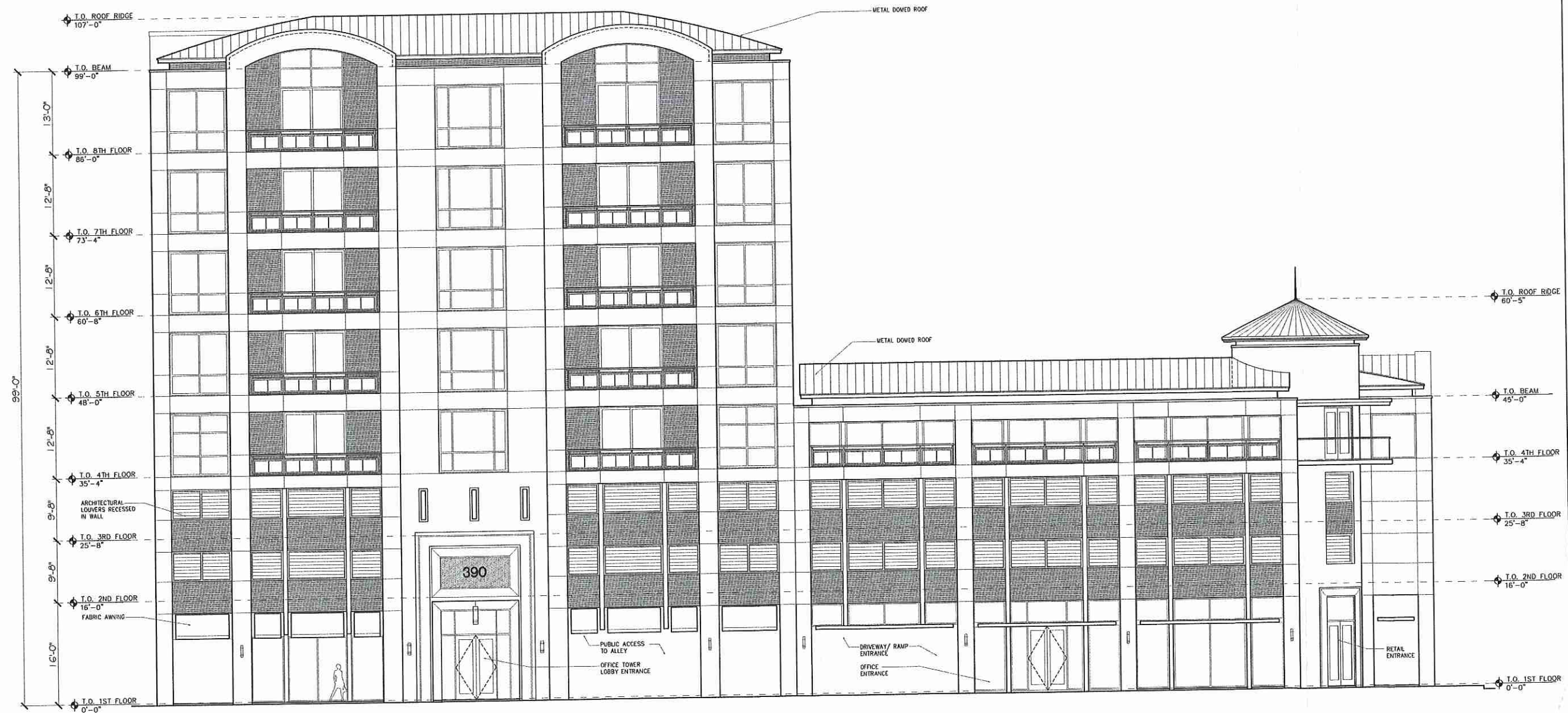
3/4/16

A2.1

SHEET NUMBER:



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## ELEVATION (LAGUNA)

SCALE 1/8" = 1'-0"

**Hamed Rodriguez**  
architects  
3200 Mary Street # 305  
Coral Gables, FL 33134  
305.528.8987  
hamed@hamedrodriguez.com

IN COLLABORATION WITH  
**THE FULLERTON GROUP**  
ARCHITECTURE  
DEVELOPMENT CONSULTING  
RENDERING DESIGN  
LAND PLANNING

**ONE MERRICK PLAZA**  
390 BIRD ROAD  
CORAL GABLES, FLORIDA 33146

**OWNER:**  
Roger Development Group  
782 NW 42nd Ave, Suite 500  
Miami, FL 33126  
305-448-4091

PROJECT NUMBER:

DATE OF ISSUE:  
AUGUST 28, 2015

FOR:

NO.	DESCRIPTION	DATE
1		
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DRAWING HISTORY

REGISTRATION: AA 28062034  
☐ HAMED RODRIGUEZ  
AR 93261

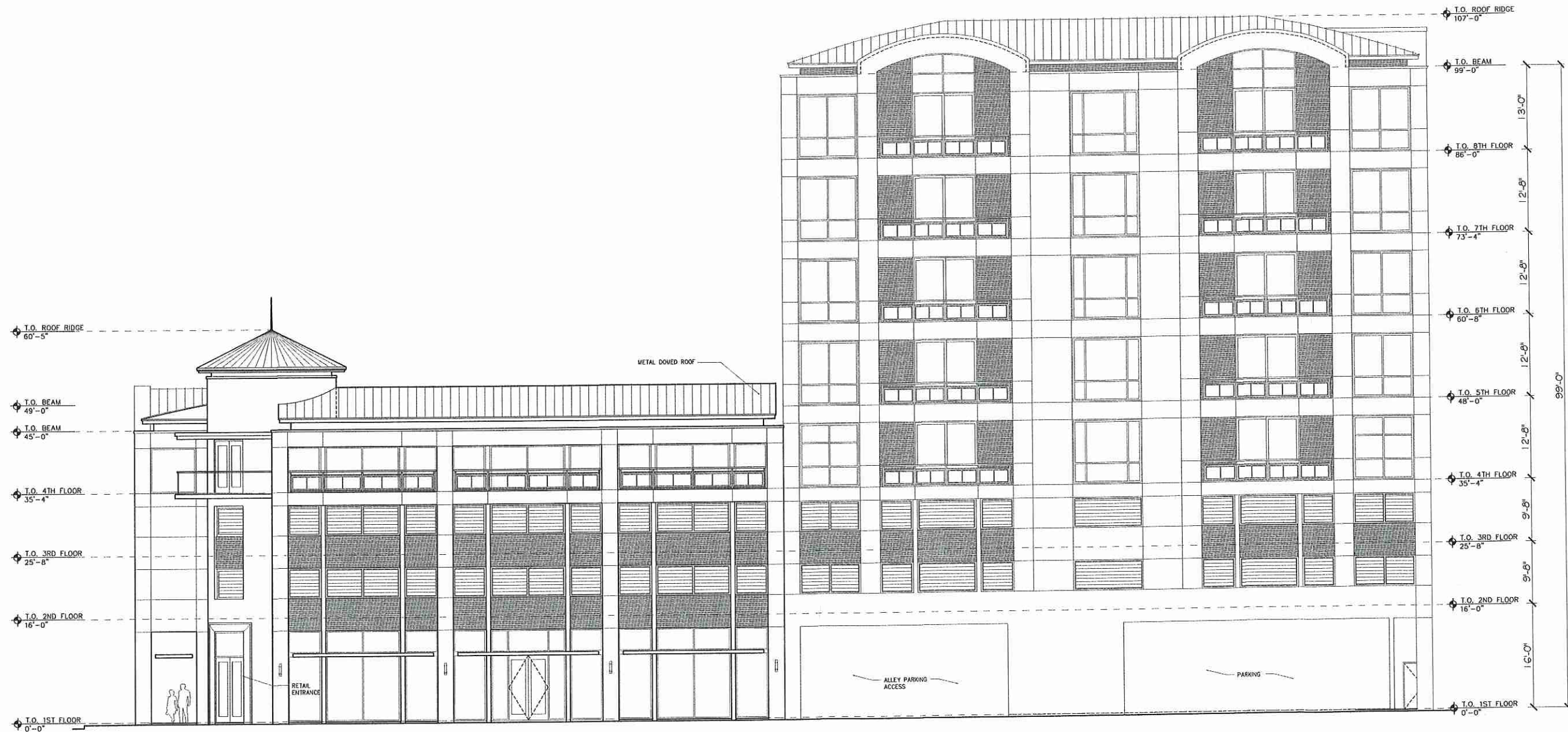
*Handwritten signature and date:*  
3/4/16

**A3.0**

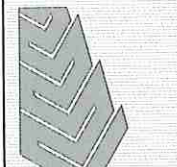
SHEET NUMBER:



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ELEVATION (LE JEUNE)  
SCALE 1/8" = 1'-0"



Hamed Rodriguez  
architects  
3500 Mary Street # 305  
Coral Gables, FL 33133  
305.374.8887  
hamed@hamedrodriguez.com

IN COLLABORATION WITH:



THE  
FULLERTON  
GROUP  
ARCHITECTURE  
CONSULTING CONSULTING  
INTERIOR DESIGN  
LAND PLANNING

ONE MERRICK PLAZA  
390 BIRD ROAD  
CORAL GABLES, FLORIDA 33146

OWNER:  
Rogers Development Group  
782 NW 42nd Ave, Suite 850  
Miami, FL 33126  
305-448-4091

PROJECT NUMBER:

DATE OF ISSUE:  
AUGUST 28, 2015

FOR:

NO.	DESCRIPTION	DATE
1		
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4		

DRAWING HISTORY

REGISTRATION: AA 260020341  
☐ HAMED RODRIGUEZ  
AR 83261

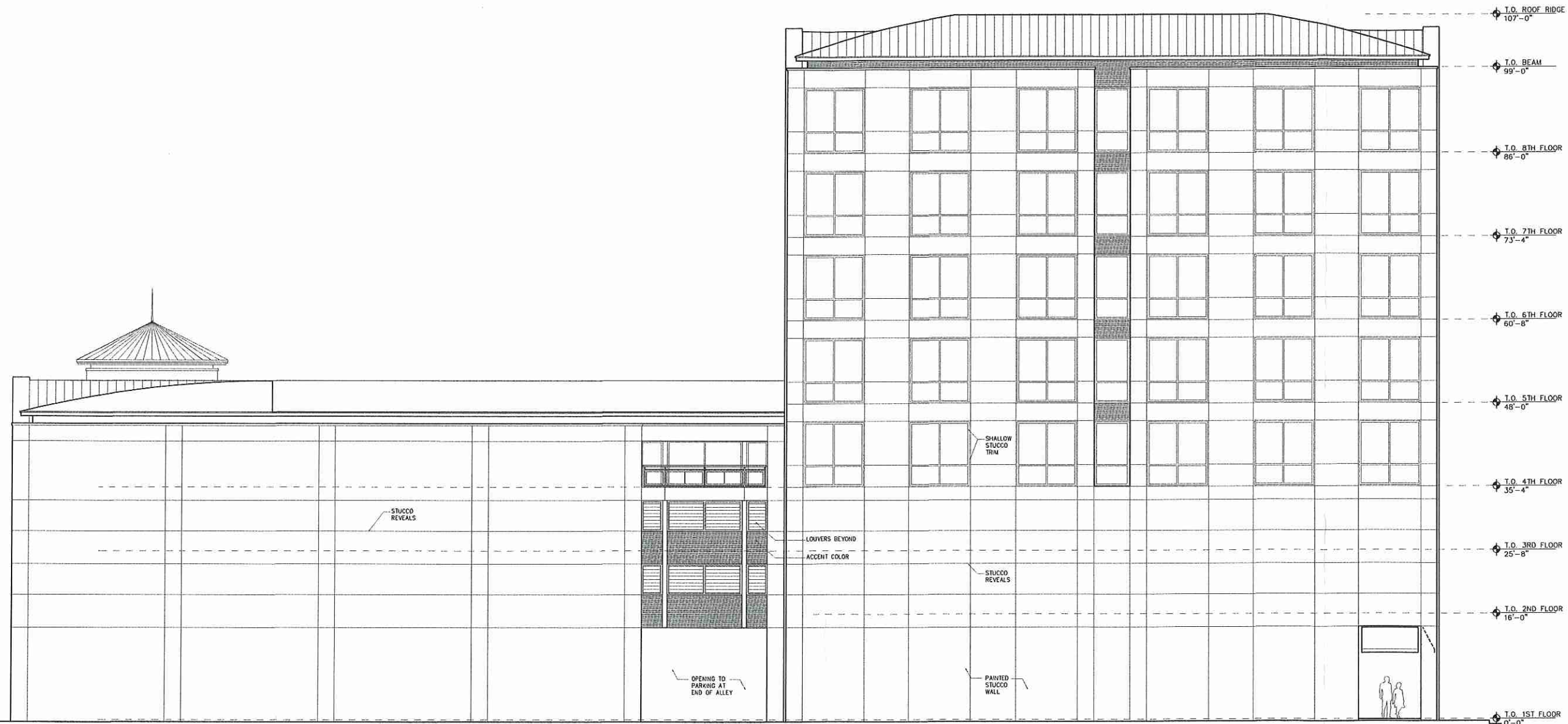
3/4/16

A3.2

SHEET NUMBER:

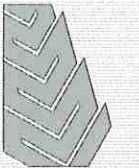


THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF THE FULLERTON GROUP. ARCHITECTS AND PLANNERS AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFIC WRITTEN CONSENT OF THE ARCHITECT. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. DRAWINGS NOT TO BE SCALED.



## ELEVATION (ALLEY SIDE)

SCALE 1/8" = 1'-0"



**Hamed Rodriguez**  
architects  
3200 Mary Street, Suite 105  
Coral Gables, FL 33133  
305.528.9997  
hamed@hamedrodriguez.com

IN COLLABORATION WITH:



**THE FULLERTON GROUP**  
ARCHITECTURE  
DEVELOPMENT CONSULTING  
INTERIOR DESIGN  
LAND PLANNING

ONE MERRICK PLAZA

390 BIRD ROAD  
CORAL GABLES, FLORIDA 33146

### OWNER:

Rogon Development Group  
762 NW 42nd Ave, Suite 550  
Miami, FL 33126  
305-446-4091

PROJECT NUMBER:

DATE OF ISSUE:  
AUGUST 28, 2015

FOR:

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

DRAWING HISTORY

REGISTRATION: AA 26002034  
☐ HAMED RODRIGUEZ ☐ AR 83251



A3.3

SHEET NUMBER:

## List of Representatives

<b>Property Owner</b>	Century Laguna, LLC 782 NW 42 <sup>nd</sup> Avenue, Suite 550 Miami, FL 33126
<b>Authorized Agent</b>	Oscar Roger LeJeune Merrick, LLC 782 NW 42 <sup>nd</sup> Avenue, Suite 550 Miami, FL 33126 (305) 448-4091 <a href="mailto:oroger@rogerdevelopment.com">oroger@rogerdevelopment.com</a>
<b>Applicant/Attorney</b>	Jorge L. Navarro, Esq. Greenberg Traurig, LLP 333 SE 2 <sup>nd</sup> Avenue, Suite 4400 Miami, FL 33131 (305) 579-0821 <a href="mailto:navarro@gtlaw.com">navarro@gtlaw.com</a>
<b>Architect</b>	Hamed Rodriguez Hamed Rodriguez Architects, Inc. 3250 Mary Street, Suite 305 Coconut Grove, FL 33133 (305) 529-9967 <a href="mailto:hamed@hr-architects-inc.com">hamed@hr-architects-inc.com</a>
<b>Surveyor</b>	Delta Mapping and Surveying, Inc. 13301 SW 132 <sup>nd</sup> Avenue, Suite 117 Miami, FL 33186 (786) 429-1024 <a href="mailto:deltamapping@gmail.com">deltamapping@gmail.com</a>





**CITY OF CORAL GABLES  
LOBBYIST ANNUAL REGISTRATION APPLICATION  
FOR EACH PRINCIPAL REPRESENTED**

REGISTRATION #: \_\_\_\_\_

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

**CITY OFFICIALS:** Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

**FOR THIS PURPOSE:** To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name Jorge L. Navarro, Esq. LOBBYIST

Print Your Business Name, if applicable Greenberg Traurig

Business Telephone Number 305-579-0821

Business Address 333 SE 2 Ave. #4400 Miami, FL 33131  
ADDRESS CITY, STATE ZIP CODE

Federal ID#: \_\_\_\_\_

State the extent of any business or professional relationship you have with any current member of the City Commission.

N/A

**PRINCIPAL REPRESENTED:**

NAME Roger Development Group COMPANY NAME, , IF APPLICABLE \_\_\_\_\_

BUSINESS ADDRESS 782 NW 42 Avenue, Suite 550 Miami, FL 33126 TELEPHONE NO.: 305-448-4091

**ANNUAL REPORT:** On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

**LOBBYIST ISSUE APPLICATION:** Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

**NOTICE OF WITHDRAWAL:** If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

**ANNUAL LOBBYIST REGISTRATION FEE:** This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

I Jorge L. Navarro hereby swear or affirm under penalty of per-  
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-  
11, governing Lobbying and that all of the facts contained in this Registration  
Application are true and that I agree to pay the \$150.00 Annual Lobbyist Regis-  
tration Fee.

[Signature]  
Signature of Lobbyist

STATE OF FLORIDA )  
COUNTY OF DADE )

BEFORE ME personally appeared Jorge L. Navarro to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 4th day of March, 2016.

☒ Personally Known  
☐ Produced ID



[Signature]  
Notary Public  
State of Florida

\$150.00 Fee Paid [initials] Received By JSancos Date: 3/4/2016

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) \_\_\_\_\_

For Office Use Only	
Data Entry Date: _____, 20____.	Entered By: _____





CITY OF CORAL GABLES  
LOBBYIST  
ISSUE APPLICATION

CITY OF CORAL GABLES  
RECEIVED BY THE  
OFFICE OF THE CLERK  
2016 MAR -4 PM 3:32

REGISTRATION #: \_\_\_\_\_

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

**CITY OFFICIALS:** Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

**FOR THIS PURPOSE:** To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

**IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.**

Print Your Name Jorge L. Navarro, Esq.  
LOBBYIST

Print Your Business Name Greenberg Traurig

Business Telephone Number 305-579-0821

Business Address 333 S.E. 2 Ave., #4400 Miami, FL 33131  
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Roger Development Group, Inc.

Principal Address: 782 NW 42 Ave., #550, Miami, FL 33126 Telephone Number: 305-448-4091

**ISSUE:** Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

Developmental approvals associated with the Merrick Entrance project.

I Jorge L. Navarro hereby swear or affirm under penalty of per-  
jury that all the facts contained in this Application are true and that I am aware  
that these requirements are in compliance with the provisions of the City of Coral  
Gables Ordinance No. 2006-11, governing Lobbying.

[Signature]  
Signature of Lobbyist

3-4-16  
Date

STATE OF FLORIDA )  
COUNTY OF DADE )

BEFORE ME personally appeared Jorge L. Navarro to me well known and known to me to be the person  
described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said in-  
strument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 4th day of March, 2016.

☒ Personally Known

☐ Produced ID

[Signature]  
Notary Public  
State of Florida



For Office Use Only

Data Entry Date: \_\_\_\_\_, 20\_\_\_\_.

Entered By: \_\_\_\_\_

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.



**CITY OF CORAL GABLES  
LOBBYIST ANNUAL REGISTRATION APPLICATION  
FOR EACH PRINCIPAL REPRESENTED**

REGISTRATION #: \_\_\_\_\_

2016 FEB 25 PM 4: 08

CITY OF CORAL GABLES  
RECEIVED BY THE  
OFFICE OF THE CITY CLERK

**HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?**

**CITY OFFICIALS:** Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

**FOR THIS PURPOSE:** To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

**IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:**

Print Your Name Hamed Rodriguez  
LOBBYIST

Print Your Business Name, if applicable Hamed Rodriguez Architects, Inc.

Business Telephone Number (305) 529-9967

Business Address 3250 Mary Street, Suite 305 Coconut Grove, FL 33133  
ADDRESS CITY, STATE ZIP CODE

Federal ID#: \_\_\_\_\_

State the extent of any business or professional relationship you have with any current member of the City Commission.  
N/A

**PRINCIPAL REPRESENTED:**

NAME Oscar Roger COMPANY NAME, , IF APPLICABLE Roger Development Group, Inc.

BUSINESS ADDRESS 782 NW 42nd Ave, Suite 550, Miami, FL 33126 TELEPHONE NO.: (305) 448-4091



**ANNUAL REPORT:** On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

**LOBBYIST ISSUE APPLICATION:** Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

**NOTICE OF WITHDRAWAL:** If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

**ANNUAL LOBBYIST REGISTRATION FEE:** This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

I Hamed Rodriguez hereby swear or affirm under penalty of per-  
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-  
11, governing Lobbying and that all of the facts contained in this Registration  
Application are true and that I agree to pay the \$150.00 Annual Lobbyist Regis-  
tration Fee.

Signature of Lobbyist

STATE OF FLORIDA )  
COUNTY OF DADE )

BEFORE ME personally appeared Hamed Rodriguez to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

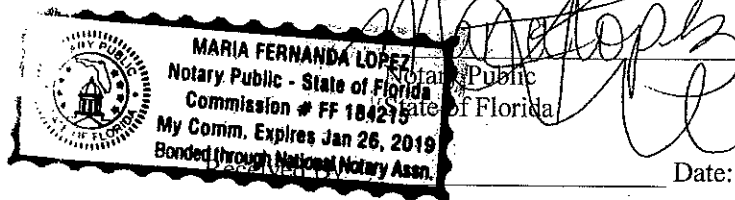
WITNESS my Hand and Official Seal this Feb. 25th, 2010

☒ Personally Known

☐ Produced ID

\$150.00 Fee Paid \_\_\_\_\_

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) \_\_\_\_\_



Date: \_\_\_\_\_

**For Office Use Only**

Data Entry Date: \_\_\_\_\_, 20 \_\_\_\_\_

Entered By: \_\_\_\_\_



**CITY OF CORAL GABLES  
LOBBYIST  
ISSUE APPLICATION**

REGISTRATION #: \_\_\_\_\_

CITY OF CORAL GABLES  
RECEIVED BY THE  
OFFICE OF THE CITY CLERK  
2016 FEB 25 PM 4: 08

**HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?**

**CITY OFFICIALS:** Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

**FOR THIS PURPOSE:** To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

**IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.**

Print Your Name Hamed Rodriguez  
LOBBYIST

Print Your Business Name Hamed Rodriguez Architects, Inc.

Business Telephone Number (305) 529-9967

Business Address 3250 Mary Street, Suite 305 Coconut Grove, FL 33133  
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Roger Development Group, Inc.

Principal Address: 782 NW 42nd Avenue, Suite 550, Miami, FL 33126 Telephone Number: (305) 448-4091

**ISSUE:** Describe in detail, including address, if applicable, of the specific issue on which you will lobby: **(Separate Application is required for each specific issue)**

Developmental approvals associated with property located at 390 Bird Road & 4012 Laguna Street

I Hamed Rodriguez hereby swear or affirm under penalty of per-  
jury that all the facts contained in this Application are true and that I am aware  
that these requirements are in compliance with the provisions of the City of Coral  
Gables Ordinance No. 2006-11, governing Lobbying.

[Signature]  
Signature of Lobbyist

2/25/16  
Date

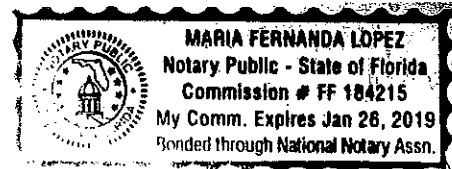
STATE OF FLORIDA )  
COUNTY OF DADE )

BEFORE ME personally appeared Hamed Rodriguez to me well known and known to me to be the person  
described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said in-  
strument for the purposes therein expressed.

WITNESS my Hand and Official Seal this Feb. 25th, 2016.

☒ Personally Known

☐ Produced ID



[Signature]  
Notary Public  
State of Florida

**For Office Use Only**

Data Entry Date: \_\_\_\_\_, 20\_\_\_\_

Entered By: \_\_\_\_\_

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.

CFN 2006R0364079  
OR Bk 24396 Pgs 0109 - 1101 (2pgs)  
RECORDED 04/05/2006 13:30:31  
DEED DOC TAX 35,538.00  
SURTAX 26,653.50  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:

Juan C. Zorrilla, P.L.  
Zorrilla & Associates, P. L.  
1401 Brickell Avenue Suite 570  
Miami, FL 33131

Parcel Identification No. 03-4120-017-0010

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Warranty Deed  
(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24 day of March, 2006, between CORAL GABLES, INC., a Florida corporation, (the "Grantor"), whose post office address is 390 Bird Rd, Coral Gables, Florida 33134, of the County of Miami-Dade County, State of Florida, and CENTURY LAGUNA, LLC, a Florida limited liability company (the "Grantee"), whose post office address is 7270 NW 12<sup>th</sup> Street, Suite 140, Miami, Florida 33126, of the County of Miami-Dade, State of Florida.  
\*\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

See Attached Exhibit "A"

TOGETHER with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same unto Grantee, its legal representatives, successors and assigns in fee simple forever.

AND THE GRANTOR hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except for taxes accruing subsequent to December 31, 2005, the restrictions contained in the Special Warranty Deed recorded in O.R. Book 23984, Page 134, of the Public Records of Miami-Dade County, Florida, by this reference made a part hereof, and any restrictions and easements of record, if any, without intending to reimpose any of the same.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

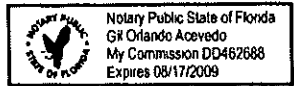
Signed, sealed and delivered in our presence:

Witness Name: Gil Acevedo  
Witness Name: Yamile Simon

CORAL GABLES, INC.,  
a Florida corporation  
By: Rafael E. Ruiz  
Rafael E. Ruiz, President

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 24 day of March, 2006, by Rafael E. Ruiz, as President of Coral Gables, Inc., a Florida corporation, on behalf of the corporation. He is ☐ personally known to me or ☐ has produced Florida driver's license as identification.

[Notary Seal]  Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

F:\Client\MI181-004 Coral Gables, Inc. - Sale to Bruno Elias Ramon\Seller Doc\Deed.doc

**EXHIBIT "A"**

Lots 1 thru 4, inclusive and Lots 39 thru 42, Block 1, CORAL GABLES INDUSTRIAL SECTION, according to the map or plat thereof, as recorded in Plat Book 28, Page 22, Public Records of Miami-Dade County, Florida,

Less that portion of said Lot 42 conveyed to the County of Dade by deed dated October 18, 1961, and recorded in the Public Records of Miami-Dade County, Florida, described as the external area formed by a 15-foot radius arc concave to the Southeast, tangent to the North line of said Lot 42 and tangent to the West line of said Lot 42.



CFN 2006R0364133  
OR Bk 24396 Pgs 0427 - 4287 (2pgs)  
RECORDED 04/05/2006 13:37:07  
DEED DOC TAX 9,630.00  
SURTAX 7,222.50  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:  
Jeffrey E Lehrman, Esq.

Transamerica Title Services, Inc.  
2222 Ponce de Leon Boulevard Suite 500  
Coral Gables, FL 33134  
305-460-4447  
File Number: 06-7590  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 24<sup>th</sup> day of March, 2006 between Foundation Spa, Salon & Studio, Inc., a Florida corporation whose post office address is: Two S. Biscayne Boulevard, Suite 2460, Miami, FL 33131, grantor, and Century Laguna LLC, a Florida limited liability company whose post office address is: 7270 NW 12<sup>th</sup> Street, Suite 410, Miami, FL 33126, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Lots 7 and 8, Block 1 of REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof recorded in Plat Book 28, Page 22 of the Public Records of Miami-Dade County, Florida; and

A portion of Lot 6, Block 1 of REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION according to the Map or Plat thereof recorded in Plat Book 28, Page 22 of the Public Records of Miami-Dade County, Florida, to wit:

Begin at the Southeast corner of Lot 6, thence run North along the East line of said Lot 6, a distance of 10 feet; thence run West a distance of 90.06 feet; thence run in a Southwesterly direction a distance of 14.14 feet to the Southwest corner of said Lot 6; thence East along the South line of Lot 6, a distance of 100.8 feet to the Point of Beginning.

Parcel Identification Number: 03-4120-017-0070.

SUBJECT TO: Restrictions, conditions, easements, limitations of record, if any without reimposing same, zoning and taxes for the year 2006 and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Mark Weissman  
Witness Name: Jose J. Leonardo

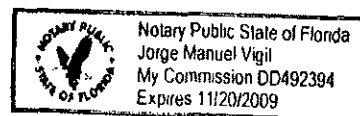
Foundation Spa, Salon & Studio, Inc.  
By: [Signature]  
Newton P. Porter, President

(Corporate Seal)

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 24 day of March, 2006 by Newton P. Porter, President of Foundation Spa, Salon & Studio, Inc., on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification

[Notary Seal]



Notary Public

Printed Name: Jorge Vigil

My Commission Expires: 11/20/2009